



## **CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

### **2020 NON-COMPETITIVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS (\$500M /Farmworker) (ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)**

April 17, 2020 Version

#### **II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION**

**TCAC APPLICANT:** Depot at Hyde Park Partners, LP

**PROJECT NAME:** Depot at Hyde Park

#### **PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION**

Check Only

The undersigned TCAC Applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$1,031,985 annual Federal Credits  
                     total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted to CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit program.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that the Low-Income Housing Tax Credit program is not an entitlement program and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award of federal or state Tax Credits does not guarantee that the project will qualify for Tax Credits. Both federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal or State Tax Credits, I will be required to enter into a regulatory contract that will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief.

I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date.

In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Inter Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Co Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetal set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at  
\_\_\_\_\_, California.

By \_\_\_\_\_  
(Original Signature)  
  
\_\_\_\_\_  
(Typed or printed name)  
  
\_\_\_\_\_  
(Title)

Local Jurisdiction:	City of Los Angeles
City Manager:	Rushmore Cervantes
Title:	City Manager
Mailing Address:	1200 W 7th St
City:	Los Angeles
Zip Code:	90017

Phone Number: 213-808-8808 Ext.

FAX Number:

E-mail: rushmore.cervantes@lacity.org

\* For City Manager, please refer to the following the website below:  
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

## II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

### A. Application Type

Application type: Preliminary Reservation

Joint Application? CDLAC-TCAC Joint Application (submitting concurrently)

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA -        -       

Has credit previously been awarded? No

If re-applying and returning credit, enter the current application number: TCAC # CA -        -       

Is this project a Re-syndication of a current TCAC project? No

If a Resyndication Project, complete the **Resyndication Projects** section below.

### B. Project Information

Project Name: Depot at Hyde Park

Site Address: 6527-6531 S. Crenshaw

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Los Angeles County: Los Angeles

Zip Code: 90043 Census Tract: 2349.02

Assessor's Parcel Number(s): 4006-018-901; 4006-018-010

Project is located in a DDA: No \*Federal Congressional District: 37

Project is located in a Qualified Census Tract: Yes \*State Assembly District: 62

Project is a Scattered Site Project: No \*State Senate District: 30

Project is **Rural** as defined by TCAC Regulation Section 10302 No

\*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

### C. Credit Amount Requested

Federal \$1,031,985

State        State Farmworker Credit? No

### D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

### E. Housing Type Selection

Special Needs If Special Needs housing, enter number of Special Needs units 33

(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

### F. Geographic Area (Reg. Section 10315(i))

Please select the project's geographic area:

City of Los Angeles

## II. APPLICATION - SECTION 3: APPLICANT INFORMATION

### A. Identify TCAC Applicant

Applicant is the current owner and will retain ownership:	Yes
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	N/A
Applicant is the project developer and will be part of the final ownership entity for the project:	N/A
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

### B. TCAC Applicant Contact Information

Applicant Name:	Depot at Hyde Park Partners, LP		
Street Address:	250 N. Harbor Dr., Suite 311		
City:	Redondo Beach	State: CA	Zip Code: 90277
Contact Person:	Mark Walther		
Phone:	310-372-0003	Ext.:	Fax:
Email:	mark@gtmholdings.net		

### C. Legal Status of Applicant:

Limited Partnership	Parent Company: GTM Holdings, LLC
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If Other, Specify:

### D. General Partner(s) Information (post-closing GPs):

<b>D(1)</b> General Partner Name:	WORKS Depot MGP, LLC	Managing GP
Street Address:	795 N. Avenue 50	OWNERSHIP
City:	Los Angeles	INTEREST (%):
Contact Person:	Channa Grace	0.05
Phone:	323-341-7028	
Email:	channa@worksusa.org	
Nonprofit/For Profit:	Nonprofit	Parent Company: Women Organizing Resources, K

<b>D(2)</b> General Partner Name:*	Depot at Hyde Park Developers, LLC	Administrative
Street Address:	250 N. Harbor Dr., Suite 311	OWNERSHIP
City:	Redondo Beach	INTEREST (%):
Contact Person:	Mark Walther	0.05
Phone:	310-372-0003	
Email:	mark@gtmholdings.net	
Nonprofit/For Profit:	For Profit	Parent Company: GTM Holdings, LLC

<b>D(3)</b> General Partner Name:		(select one)
Street Address:		OWNERSHIP
City:		INTEREST (%):
Contact Person:		
Phone:		
Email:		
Nonprofit/For Profit:	(select one)	Parent Company:

### E. General Partner(s) or Principal Owner(s) Type Joint Venture

\*If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient

### F. Status of Ownership Entity

currently exists If to be formed, enter date: \_\_\_\_\_

\*(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

**G. Contact Person During Application Process**

Company Name:	GTM Holdings, LLC		
Street Address:	250 N. Harbor Dr., Suite 311		
City:	Redondo Beach	State: CA	Zip Code: 90277
Contact Person:	Adrienne Bussell		
Phone:	310-372-0003	Ext.:	Fax:
Email:	adrienne@gtmholdings.net		
Participatory Role:	Developer		

(e.g., General Partner, Consultant, etc.)

## II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

### A. Indicate and List All Development Team Members

Developer: GTM Holdings, LLC  
 Address: 250 N. Harbor Dr., Suite 311  
 City, State, Zip: Redondo Beach, CA 90277  
 Contact Person: Adrienne Bussell  
 Phone: 310-372-0003 Ext.:  
 Fax:  
 Email: adrienne@gtmholdings.net

Attorney:  
 Address:  
 City, State, Zip:  
 Contact Person:  
 Phone: Ext.:  
 Fax:  
 Email:

Tax Professional:  
 Address:  
 City, State, Zip:  
 Contact Person:  
 Phone: Ext.:  
 Fax:  
 Email:

CPA: Holthouse Carlin & Van Trigt LLP  
 Address: 3011 Townsgate Rd., Suite 400  
 City, State, Zip: Westlake Village, CA 91361  
 Contact Person: David Bierhorst  
 Phone: 805-413-1702 Ext.:  
 Fax:  
 Email: daveb@hcvr.com

Consultant: Veloce Partners Inc.  
 Address: 10 Hampshire Court  
 City, State, Zip: Ladera Ranch, CA 92694  
 Contact Person: David Nahas  
 Phone: 949-510-6552 Ext.:  
 Fax:  
 Email: dnahas@velocepartners.com

Appraiser: Rymar Appraisal Services, Inc.  
 Address: 103 W. Calaveras St.  
 City, State, Zip: Altadena, CA 91001  
 Contact Person: George Ruth  
 Phone: 626-791-5995 Ext.:  
 Fax:  
 Email: gruth1@rymarappraisalinc.com

Architect: Lahmon Architects  
 Address: 3834 Willat Ave.  
 City, State, Zip: Culver City, CA 90232  
 Contact Person: Mark Lahmon  
 Phone: 424-299-4666 Ext.: 101  
 Fax:  
 Email: mlahmon@lahmonarch.com

General Contractor: United Building Company, Inc.  
 Address: 17418 Chatsworth St., Suite 101  
 City, State, Zip: Granada Hills, CA 91344  
 Contact Person: Richart Spunt  
 Phone: 818-363-2978 Ext.:  
 Fax:  
 Email: rspunt@rscon.net

Energy Consultant:  
 Address:  
 City, State, Zip:  
 Contact Person:  
 Phone: Ext.:  
 Fax:  
 Email:

Investor: National Equity Fund, Inc  
 Address: 500 S. Grand Ave, Suite 2300  
 City, State, Zip: Los Angeles, CA 90071  
 Contact Person: Todd Fabian  
 Phone: 213-240-3144 Ext.:  
 Fax:  
 Email: Tfabian@nefinc.org

Market Analyst: Novogradac Consulting, LLP  
 Address: 6700 Antioch Rd., Suite 450  
 City, State, Zip: Merriam, KS 66204  
 Contact Person: Rebecca Arthur  
 Phone: 913-312-4615 Ext.:  
 Fax:  
 Email: rebecca.arthur@novoco.com

CNA Consultant: NA  
 Address:  
 City, State, Zip:  
 Contact Person:  
 Phone: Ext.:  
 Fax:  
 Email:



Bond Issuer: City of Los Angeles  
Address: 1200 W 7th St., Suite 800  
City, State, Zip: Los Angeles, CA 90017  
Contact Person: Andre Perry  
Phone: 213-808-8978 Ext.:  
Fax:  
Email: andre.perry@lacity.org

Prop. Mgmt. Co.: The John Stewart Co.  
Address: 888 S. Figueroa St., Suite 400  
City, State, Zip: Los Angeles, CA 90017  
Contact Person: Donna Lambe  
Phone: 213-787-2722 Ext.:  
Fax:  
Email: dlambe@jsco.net

2nd Prop. Mgmt. Co. NA  
Address:  
City, State, Zip:  
Contact Person:  
Phone: Ext.:  
Fax:  
Email:

## II. APPLICATION - SECTION 5: PROJECT INFORMATION

### A. Type of Credit Requested

New Construction (may include Adaptive Reuse)	<u>Yes</u>	If yes, will demolition of an existing structure be involved?	<u>Yes</u>
Rehabilitation-Only	<u>N/A</u>	If yes, will relocation of existing tenants be involved?	<u>Yes</u>
Acquisition & Rehabilitation	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</u>
		If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

## B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? **N/A**

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? **N/A**

Acquisition basis is established using: N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? **N/A**

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures		No. of Existing Buildings	
No. of Occupied Buildings		No. of Existing Units	
No. of Stories			
Current Use:			

## Resyndication Projects

Current/original TCAC ID: TCAC # CA - [ ] - [ ] TCAC # CA - [ ] - [ ]

First year of credit:

Are Transfer Event provisions applicable?	See questionnaire on TCAC website.	N/A
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Is the project currently under a Capital Needs Agreement with TCAC?	N/A
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If so, has the Short Term Work been completed? **N/A** See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? **N/A** If yes, see page 18 and Checklist, Tab 8.

### C. Purchase Information

Name of Seller: Karl and Karol Gelbard      Signatory of Seller: Karl and Karol Gelbard

Seller Principal: \_\_\_\_\_ Seller Principal: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Seller Address: \_\_\_\_\_

Date of Purchase Contract or Option:	6/2/2017	Purchased from Affiliate:	No
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Expiration Date of Option:  If yes, broker fee amount to affiliate?

Purchase Price:	\$1,600,000	Expected escrow closing date:	01/01/17
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Phone:  Ext.:  Historical Property/Site: ☒ No

Holding Costs per Month: \$10,000 Total Projected Holding Costs: \$10,000

Real Estate Tax Rate:	1.19%	Purchase price over appraisal
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Amount of SOFT perm financing covering the excess purchase price over appraised value

#### D. Project, Land, Building and Unit Information

**Project Type:** Other (Specify below)

Two or More Story With an Elevator:	Yes	if yes, enter number of stories	4
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Two or More Story Without an Elevator N/A if yes, enter number of stories

One or More Levels of Subterranean Park	N/A
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Other: Multifamily apartment

E. **Land**            x            Feet or 0.49 Acres 21,528 Square Feet **Density:** 87.01  
 If irregular, specify measurements in feet, acres, and square feet:

F. **Building Information**

Total Number of Buildings: 1 Residential Buildings: 1  
 Community Buildings:            Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: *(include use, size, location, and purpose)*

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units?

No

If yes, are any of the units to be occupied by the owner or  
 a person related to the owner (IRC Sec. 42(i)(3)(c))?

N/A

G. **Project Unit Number and Square Footage**

Total number of units:	43
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	42
Total number of Low Income Units:	42
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	36,271
Total square footage of Low Income Units:	36,271
Ratio of low-income residential to total residential square footage (excluding managers' units):	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	650
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	14,089
Total parking structure square footage (excludes car-ports and "tuck under" parking):	15,970
<b>*Total square footage of all project structures</b> (excluding commercial/retail):	66,980

\*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

Total Project Cost per Unit

\$682,941

Total Residential Project Cost per Unit

\$682,941

Total Eligible Basis per Unit

\$569,792

#### H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	33
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units with tenants qualifying as two or more of the above (explain):	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

## II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

### A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA			8/17/2017
NEPA			
Toxic Report	n/a		
Soils Report	n/a		
Coastal Commission Approval	n/a		
Article 34 of State Constitution			10/9/2018
Site Plan			4/18/2019
Conditional Use Permit Approved or Required	n/a		
Variance Approved or Required	n/a		
Other Discretionary Reviews and Approvals			4/3/2019

	Project and Site Information	
Current Land Use Designation	Neighborhood Commercial	
Current Zoning and Maximum Density	C2-2D-SP	
Proposed Zoning and Maximum Density	C2-2D-SP	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	
Building Height Requirements	59 feet 9.5 inches	
Required Parking Ratio	0.5 space per unit	

**B. Development Timetable**

		Actual or Scheduled		
		Month	/	Year
<b>SITE</b>	Environmental Review Completed	8	/	2017
	Site Acquired	1	/	2017
<b>LOCAL PERMITS</b>	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	4	/	2019
	Grading Permit	N/A	/	
	Building Permit	5	/	2020
<b>CONSTRUCTION FINANCING</b>	Loan Application	9	/	2020
	Enforceable Commitment	9	/	2020
	Closing and Disbursement	3	/	2021
<b>PERMANENT FINANCING</b>	Loan Application	9	/	2020
	Enforceable Commitment	9	/	2020
	Closing and Disbursement	11	/	2023
<b>OTHER LOANS AND GRANTS</b>	Type and Source: <u>HCDILA HHH</u>	N/A	/	
	Application	3	/	2018
	Closing or Award	5	/	2018
	Type and Source: <u>LACDA NPLH</u>	N/A	/	
	Application	6	/	2019
	Closing or Award	8	/	2019
	Type and Source: <u>HCD MHP</u>	N/A	/	
	Application	2	/	2020
	Closing or Award	6	/	2020
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	3	/	2021
	Construction Start	3	/	2021
	Construction Completion	1	/	2023
	Placed In Service	1	/	2023
	Occupancy of All Low-Income Units	5	/	2023

### III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

#### A. Construction Financing

##### List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Fixed/Variable	Amount of Funds
1) California Bank & Trust	24	3.900%	Variable	\$14,650,000
2) HCIDLA - HHH	24	3.000%	Fixed	\$5,500,000
3) LA County - No Place Like Home	24		Fixed	\$4,720,000
4) City of Los Angeles - Land Loan	24	3.000%	Fixed	\$440,000
5) NEF, Inc. - LIHTC Equity			N/A	\$1,349,280
6) Deferred Costs & Fees			N/A	\$2,707,183
7)			(select)	
8)			(select)	
9)			(select)	
10)			(select)	
11)			(select)	
12)			(select)	
<b>Total Funds For Construction:</b>				<b>\$29,366,463</b>

1) Lender/Source California Bank & Trust  
 Street Address 1940 Century Park East  
 City: Los Angeles, CA 90067  
 Contact Name Steve Herman  
 Phone Number 310-407-6181 Ext.:  
 Type of Financing Tax Exempt Bond direct purchas  
 Variable Rate Index (if applicable): LIBOR  
 Is the Lender/Source Committed? Yes

3) Lender/Source LA County - No Place Like Home  
 Street Address 700 W. Main St.  
 City: Alhambra, CA 91801  
 Contact Name Matt Lust  
 Phone Number 626-586-1809 Ext.:  
 Type of Financing HCD NPLH Funds  
 Is the Lender/Source Committed? Yes

5) Lender/Source NEF, Inc. - LIHTC Equity  
 Street Address 500 S. Grand Ave., Suite 2300  
 City: Los Angeles  
 Contact Name Todd Fabian  
 Phone Number 213-240-3144 Ext.:  
 Type of Financing LIHTC Equity  
 Is the Lender/Source Committed? No

2) Lender/Source HCIDLA - HHH  
 Street Address 1200 W 7th St  
 City: Los Angeles, CA  
 Contact Name Tim Elliott  
 Phone Number 213-808-8596 Ext.:  
 Type of Financing City bonds funds  
 Variable Rate Index (if applicable):  
 Is the Lender/Source Committed? Yes

4) Lender/Source City of Los Angeles - Land Loan  
 Street Address 1200 W 7th St  
 City: Los Angeles, CA  
 Contact Name Daniel Herman  
 Phone Number 213-808-8470 Ext.:  
 Type of Financing Seller carryback loan  
 Is the Lender/Source Committed? Yes

6) Lender/Source Deferred Costs & Fees  
 Street Address 250 N. Harbor Drive, Suite 311  
 City: Redondo Beach  
 Contact Name Mark Walther  
 Phone Number 310-372-0003 Ext.:  
 Type of Financing Deferred Costs & Fees  
 Is the Lender/Source Committed? Yes

7) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No

9) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No

11) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No

8) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No

10) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No

12) Lender/Source  
Street Address  
City:  
Contact Name:  
Phone Number Ext.:  
Type of Financing  
Is the Lender/Source Committed? No



### III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

#### A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) California Bank & Trust	180	4.630%		\$268,536	\$2,900,000
2) HCD MHP	660	3.000%	Residual		\$3,620,000
3) HCIDLA - HHH	660	3.000%	Residual		\$8,160,000
4) LA County - No Place Like Home	660		Residual		\$4,870,000
5) City of Los Angeles - Land Loan	660	3.000%	Residual		\$440,000
6) Deferred Developer Fee	180		Residual		\$381,260
7)					
8)					
9)					
10)					
11)					
12)					
<b>Total Permanent Financing:</b>					\$20,371,260
<b>Total Tax Credit Equity:</b>					\$8,995,203
<b>Total Sources of Project Funds:</b>					\$29,366,463

1) Lender/Source California Bank & Trust  
 Street Address 1940 Century Park East  
 City: Los Angeles, CA 90067  
 Contact Name Steve Herman  
 Phone Number 310-407-6181 Ext.:   
 Type of Financing Tax Exempt Bond direct purchas  
 Is the Lender/Source Committed? Yes

2) Lender/Source HCD MHP  
 Street Address 2020 W. El Camino Avenue, Ste 500  
 City: Sacramento  
 Contact Name Laura Bateman  
 Phone Number 916-263-7400 Ext.:   
 Type of Financing HCD MHP Funds  
 Is the Lender/Source Committed? No

3) Lender/Source HCIDLA - HHH  
 Street Address 1200 W 7th St  
 City: Los Angeles, CA  
 Contact Name Tim Elliott  
 Phone Number 213-808-8596 Ext.:   
 Type of Financing City bonds funds  
 Is the Lender/Source Committed? Yes

4) Lender/Source LA County - No Place Like Home  
 Street Address 700 W. Main St.  
 City: Alhambra, CA 91801  
 Contact Name Matt Lust  
 Phone Number 626-586-1809 Ext.:   
 Type of Financing HCD NPLH Funds  
 Is the Lender/Source Committed? Yes

5) Lender/Source City of Los Angeles - Land Loan  
 Street Address 1200 W 7th St  
 City: Los Angeles, CA  
 Contact Name Daniel Herman  
 Phone Number 213-808-8470 Ext.:   
 Type of Financing Seller carryback loan  
 Is the Lender/Source Committed? Yes

6) Lender/Source Deferred Developer Fee  
 Street Address 250 N. Harbor Drive, Suite 311  
 City: Redondo Beach  
 Contact Name Mark Walther  
 Phone Number 310-372-0003 Ext.:   
 Type of Financing Deferred Developer Fee  
 Is the Lender/Source Committed? No

7) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

8) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

9) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

10) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

11) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

12) Lender/Source  
 Street Address  
 City:  
 Contact Name:  
 Phone Number Ext.:  
 Type of Financing  
 Is the Lender/Source Committed? No

## B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): Yes  
 CDLAC Allocation? No  
 Date application was submitted to CDLAC (Reg. Section 10326(h)): 6/11/2020  
 Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): 9/16/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 3/1/2021  
 Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)): 54.16%  
 Name of Bond Issuer (Reg. Section 10326(e)(1)): City of Los Angeles

Will project have Credit Enhancement? No  
 If Yes, identify the entity providing the Credit Enhancement  
 Contact Person:  
 Phone: Ext.:  
 What type of enhancement is being provided? (select one)  
 (specify here)

### III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

### A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Area Median Income	(h) % of Actual AMI
1 Bedroom	5	\$377	\$1,885	\$39	\$416	30%	19.7%
1 Bedroom	14	\$594	\$8,316	\$39	\$633	30%	30.0%
2 Bedrooms	2	\$710	\$1,420	\$50	\$760	30%	30.0%
1 Bedroom	3	\$806	\$2,418	\$39	\$845	40%	40.0%
2 Bedrooms	6	\$964	\$5,784	\$50	\$1,014	40%	40.0%
3 Bedrooms	3	\$1,109	\$3,327	\$62	\$1,171	40%	40.0%
1 Bedroom	1	\$806	\$806	\$39	\$845	50%	40.0%
2 Bedrooms	1	\$964	\$964	\$50	\$1,014	50%	40.0%
3 Bedrooms	7	\$1,109	\$7,763	\$62	\$1,171	50%	40.0%
<b>Total # Units:</b>	42	<b>Total:</b>	\$32,683		<b>Average:</b>	<b>37.1%</b>	

**Is this a resyndication project using hold harmless rent limits in the above table?**

N/A

**These rents cannot exceed the federal set-aside current tax credit rent limits.**

**See TCAC Regulation Section 10327(g)(8).**

**B. Manager Units**

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units.

Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
<b>Total # Units:</b>	1	<b>Total:</b>	

**No**

Project with desk or security staff in lieu of on-site manager unit(s)  
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

**C. Market Rate Units**

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
<b>Total # Units:</b>		<b>Total:</b>	

<b>Aggregate Monthly Rents For All Units:</b>	\$32,683
<b>Aggregate Annual Rents For All Units:</b>	\$392,196

**D. Rental Subsidy Income/Operating Subsidy**  
**Complete spreadsheet "Subsidy Contract Calculation"**

Number of Units Receiving Assistance:	33
Length of Contract (years):	20
Expiration Date of Contract:	
<b>Total Projected Annual Rental Subsidy:</b>	\$446,796

**E. Miscellaneous Income**

Annual Income from Laundry Facilities:	\$2,580
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
<b>Total Miscellaneous Income:</b>	\$2,580
<b>Total Annual Potential Gross Income:</b>	\$841,572

**F. Monthly Resident Utility Allowance by Unit Size**

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	( ) BR
Space Heating:		\$13	\$17	\$21		
Water Heating:						
Cooking:		\$5	\$6	\$8		
Lighting:						
Electricity:		\$19	\$24	\$30		
Water:*						
Other: A/C		\$2	\$3	\$3		
<b>Total:</b>		\$39	\$50	\$62		

**\*PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

**Name of PHA or California Energy Commission Providing Utility Allowances:**

Housing Authority of the City of Los Angeles (12.1.19 schedule)

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

**G. Annual Residential Operating Expenses**

**Administrative**

Advertising:	\$1,000
Legal:	\$3,500
Accounting/Audit:	\$10,000
Security:	
Other: G&A	\$10,000
<b>Total Administrative:</b>	\$24,500

**Management**

<b>Total Management:</b>	\$28,380
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**Utilities**

Fuel:	
Gas:	\$9,000
Electricity:	\$10,500
Water/Sewer:	\$35,000
<b>Total Utilities:</b>	\$54,500

**Payroll /  
Payroll Taxes**

On-site Manager:	\$40,000
Maintenance Personnel:	\$37,000
Other: Taxes / Benefits	\$23,100
<b>Total Payroll / Payroll Taxes:</b>	\$100,100
<b>Total Insurance:</b>	\$30,000

**Maintenance**

Painting:	
Repairs:	\$27,250
Trash Removal:	\$14,000
Exterminating:	\$4,000
Grounds:	\$6,000
Elevator:	\$5,000
Other: Contracts	\$47,000
<b>Total Maintenance:</b>	<b>\$103,250</b>

**Other Operating Expenses**

Other: Business License	\$500
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
<b>Total Other Expenses:</b>	<b>\$500</b>

**Total Expenses**

<b>Total Annual Residential Operating Expenses:</b>	<b>\$341,230</b>
<b>Total Number of Units in the Project:</b>	<b>43</b>
<b>Total Annual Operating Expenses Per Unit:</b>	<b>\$7,935</b>
<b>Total 3-Month Operating Reserve:</b>	<b>\$171,316</b>
<b>Total Annual Transit Pass / Internet Expense (site amenity election):</b>	
<b>Total Annual Services Amenities Budget (from project expenses):</b>	<b>\$50,000</b>
<b>Total Annual Reserve for Replacement:</b>	<b>\$21,500</b>
<b>Total Annual Real Estate Taxes:</b>	<b>\$4,000</b>
<b>Other: Bond Issuer</b>	<b>\$18,313</b>
<b>Other : HCD Loan Monitoring</b>	<b>\$15,204</b>

**H. Commercial Income\***

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
<b>Total Annual Commercial/Non-Residential Net Income:</b>	

\*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

### III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

#### A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$14,650,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	\$3,620,000
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	No Place Like Home	Yes	\$4,870,000
Local:	HHH Bond funds	Yes	\$8,160,000
Other:	City - land sale carryback financing	No	\$440,000
Other:	(specify here)	N/A	

#### B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	10/23/2018	Approval Date:	
Source:	HACLA - Section 8	Source:	
If Section 8:	Project-based vouchers (PBVs)	If Section 8:	(select one)
Percentage:	77%	Percentage:	
Units Subsidized:	33	Units Subsidized:	
Amount Per Year:	\$446,796	Amount Per Year:	
Total Subsidy:	\$8,935,920	Total Subsidy:	
Term:	20	Term:	

#### C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy)	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?	No	Other:	(specify here)
If yes enter amount:		Other amount:	

### III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

#### A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$293,352		
1 Bedroom	\$338,232	23	\$7,779,336
2 Bedrooms	\$408,000	10	\$4,080,000
3 Bedrooms	\$522,240	10	\$5,222,400
4+ Bedrooms	\$581,808		
<b>TOTAL UNITS:</b>		43	
<b>TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$17,081,736</b>
		<b>Yes/No</b>	
<b>(a) Plus (+) 20% basis adjustment - Prevailing Wages</b>		<input checked="" type="checkbox"/>	
Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): City of Los Angeles HHH bond funds			\$3,416,347
<b>Plus (+) 5% basis adjustment</b>		<input type="checkbox"/>	
For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.			
<b>(b) Plus (+) 7% basis adjustment - Parking (New Construction)</b>		<input checked="" type="checkbox"/>	
For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.			\$1,195,722
<b>(c) Plus (+) 2% basis adjustment - Daycare</b>		<input type="checkbox"/>	
For projects where a day care center is part of the development.			
<b>(d) Plus (+) 2% basis adjustment - 100% Special Needs</b>		<input type="checkbox"/>	
For projects where 100 percent of the Low-Income Units are for Special Needs populations.			
<b>(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features</b>		<input type="checkbox"/>	
For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items			
<b>(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental</b>		<input type="checkbox"/>	
For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: N/A			



(g)	<b>Plus (+) Local Development Impact Fees</b> Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>	<input type="text" value="Yes"/>  Please Enter Amount:	\$261,927
(h)	<b>Plus (+) 10% basis adjustment - Elevator</b> For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="text" value="Yes"/>	\$1,708,174
(i)	<b>Plus (+) 10% basis adjustment - High Opportunity Area</b> For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.	<input type="text" value="No"/>	
(j)	<b>Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units</b> For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: <input type="text" value="42"/> Total Rental Units @ 50% to 36% of AMI: <input type="text" value="21"/>	<input type="text" value="Yes"/>	\$8,540,868
(k)	<b>Plus (+) 2% basis adjustment - At or below 35%AMI Units.</b> For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="42"/> Total Rental Units @ 35% of AMI or Below: <input type="text" value="21"/>	<input type="text" value="Yes"/>	\$17,081,736
<b>TOTAL ADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$49,286,510</b>

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**ITEM (e) Features**

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**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.  
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone (not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)California Bank & Trust	2)HCD MHP	3)HCIDLA - HHH	4)LA County - No Place Like Home	5)City of Los Angeles - Land Loan	6)Deferred Developer Fee	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value	\$2,159,000	\$2,159,000						\$1,719,000	\$440,000								\$2,159,000		
Demolition	\$145,000	\$145,000		\$145,000													\$145,000		
Legal																			
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$2,304,000	\$2,304,000		\$145,000				\$1,719,000	\$440,000								\$2,304,000		
Existing Improvements Value																			
Off-Site Improvements																			
Total Acquisition Cost																			
Total Land Cost / Acquisition Cost	\$2,304,000	\$2,304,000		\$145,000				\$1,719,000	\$440,000								\$2,304,000		
Predevelopment Interest/Holding Cost	\$691,855	\$691,855						\$691,855									\$691,855		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses	\$246,000	\$246,000		\$246,000													\$246,000		
NEW CONSTRUCTION																			
Site Work	\$436,500	\$436,500					\$436,500										\$436,500	\$436,500	
Structures	\$14,516,250	\$14,516,250		\$2,235,458	\$2,900,000	\$3,620,000	\$5,760,792										\$14,516,250	\$14,516,250	
General Requirements	\$905,865	\$905,865					\$905,865										\$905,865	\$905,865	
Contractor Overhead	\$528,422	\$528,422					\$528,422										\$528,422	\$528,422	
Contractor Profit	\$528,422	\$528,422					\$528,422										\$528,422	\$528,422	
Prevailing Wages																			
General Liability Insurance	\$174,420	\$174,420						\$174,420									\$174,420	\$174,420	
Other: Payment & Performance Bonds	\$150,978	\$150,978						\$150,978									\$150,978	\$150,978	
Total New Construction Costs	\$17,240,856	\$17,240,856		\$2,235,458	\$2,900,000	\$3,620,000	\$8,160,000	\$325,398									\$17,240,856	\$17,240,856	
ARCHITECTURAL FEES																			
Design	\$563,130	\$563,130						\$563,130									\$563,130	\$563,130	
Supervision	\$75,000	\$75,000		\$75,000													\$75,000	\$75,000	
Total Architectural Costs	\$638,130	\$638,130		\$75,000				\$563,130									\$638,130	\$638,130	
Total Survey & Engineering	\$632,885	\$632,885		\$632,885													\$632,885	\$632,885	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$910,000	\$910,000		\$910,000													\$910,000	\$535,000	
Origination Fee	\$146,500	\$146,500						\$146,500									\$146,500	\$146,500	
Credit Enhancement/Application Fee	\$15,000	\$15,000						\$15,000									\$15,000	\$15,000	
Bond Premium																			
Cost of Issuance																			
Title & Recording	\$85,000	\$85,000						\$85,000									\$85,000	\$85,000	
Taxes	\$50,000	\$50,000						\$50,000									\$50,000	\$50,000	
Insurance	\$85,000	\$85,000						\$85,000									\$85,000	\$85,000	
Other: Lender Inspections	\$18,000	\$18,000		\$18,000													\$18,000	\$18,000	
Other: Prevailing Wage Monitor	\$40,000	\$40,000		\$40,000													\$40,000	\$40,000	
Total Construction Interest & Fees	\$1,349,500	\$1,349,500		\$968,000				\$381,500									\$1,349,500	\$974,500	
PERMANENT FINANCING																			
Loan Origination Fee	\$29,000	\$29,000		\$29,000													\$29,000		
Credit Enhancement/Application Fee	\$414,603	\$414,603						\$414,603									\$414,603		
Title & Recording																			
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs	\$443,603	\$443,603		\$29,000				\$414,603									\$443,603		
Subtotals Forward	\$23,546,829	\$23,546,829		\$4,331,343	\$2,900,000	\$3,620,000	\$8,160,000	\$4,095,486	\$440,000								\$23,546,829	\$19,486,371	
LEGAL FEES																			
Lender Legal Paid by Applicant	\$65,000	\$65,000		\$65,000													\$65,000	\$65,000	
Other: Organizational/Real Estate	\$100,000	\$100,000		\$100,000													\$100,000	\$55,000	
Total Attorney Costs	\$165,000	\$165,000		\$165,000													\$165,000	\$120,000	

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)California Bank & Trust	2)HCD MHP	3)HCIDLA - HHH	4)LA County - No Place Like Home	5)City of Los Angeles - Land Loan	6)Deferred Developer Fee	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
RESERVES																				
Rent Reserves	\$4,579	\$4,579		\$4,579													\$4,579			
Capitalized Rent Reserves																				
Required Capitalized Replacement Reserve																				
3-Month Operating Reserve	\$171,316	\$171,316		\$171,316													\$171,316			
Other: Transition Reserve	\$250,000	\$250,000		\$250,000													\$250,000			
Total Reserve Costs	\$425,895	\$425,895		\$425,895													\$425,895			
CONTINGENCY COSTS																				
Construction Hard Cost Contingency	\$1,056,842	\$1,056,842		\$1,056,842													\$1,056,842	\$1,056,842		
Soft Cost Contingency	\$291,644	\$291,644		\$291,644													\$291,644	\$100,000		
Total Contingency Costs	\$1,348,486	\$1,348,486		\$1,348,486													\$1,348,486	\$1,156,842		
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees	\$32,408	\$32,408						\$32,408									\$32,408			
Environmental Audit	\$50,575	\$50,575						\$50,575									\$50,575	\$50,575		
Local Development Impact Fees	\$261,927	\$261,927						\$261,927									\$261,927	\$261,927		
Permit Processing Fees	\$378,073	\$378,073						\$378,073									\$378,073	\$378,073		
Capital Fees	\$55,000	\$55,000		\$55,000													\$55,000			
Marketing	\$35,000	\$35,000		\$35,000													\$35,000			
Furnishings	\$199,500	\$199,500		\$199,500													\$199,500	\$199,500		
Market Study	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000		
Accounting/Reimbursables	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000		
Appraisal Costs	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000		
Other: Entitlement Processing	\$277,770	\$277,770		\$226,239				\$51,531									\$277,770	\$277,770		
Other: Social Service Startup	\$30,000	\$30,000		\$30,000				\$30,000									\$30,000	\$30,000		
Other: Organizational	\$20,000	\$20,000		\$20,000													\$20,000			
Other: (Specify)																				
Other: (Specify)																				
Total Other Costs	\$1,380,253	\$1,380,253		\$605,739				\$774,514									\$1,380,253	\$1,237,845		
SUBTOTAL PROJECT COST	\$26,866,463	\$26,866,463		\$6,876,463	\$2,900,000	\$3,620,000	\$8,160,000	\$4,870,000	\$440,000								\$26,866,463	\$22,001,058		
DEVELOPER COSTS																				
Developer Overhead/Profit	\$2,500,000	\$2,500,000		\$2,118,740						\$381,260							\$2,500,000	\$2,500,000		
Consultant/Processing Agent																				
Project Administration																				
Broker Fees Paid to a Related Party																				
Construction Oversight by Developer																				
Other: (Specify)																				
Total Developer Costs	\$2,500,000	\$2,500,000		\$2,118,740						\$381,260							\$2,500,000	\$2,500,000		
TOTAL PROJECT COSTS	\$29,366,463	\$29,366,463		\$8,995,203	\$2,900,000	\$3,620,000	\$8,160,000	\$4,870,000	\$440,000	\$381,260							\$29,366,463	\$24,501,058		
Note: Syndication Costs shall NOT be included as a project cost.																	Bridge Loan Expense During Construction:			
Calculate Maximum Developer Fee using the eligible basis subtotals.																	Total Eligible Basis:		\$24,501,058	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					8,995,203	2,900,000	3,620,000	8,160,000	4,870,000	440,000	381,260									

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)	
Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	
Consultant Fees	
Accountant Fees	
Tax Opinion	
Other	

Total Syndication Costs

CERTIFICATION BY OWNER:  
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner	
Printed Name of Signatory	
Title of Signatory	

CERTIFICATION OF CPA/TAX PROFESSIONAL:  
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional	
Date	

## V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

### V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

#### A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
<b>Total Eligible Basis:</b>	\$24,501,058			
<b>Ineligible Amounts</b>				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
<b>Total Ineligible Amounts:</b>				
<b>*Total Eligible Basis Amount Voluntarily Excluded:</b>				
<b>Total Basis Reduction:</b>				
<b>Total Requested Unadjusted Eligible Basis:</b>	\$24,501,058			
<b>Total Adjusted Threshold Basis Limit:</b>	\$49,286,510			
<b>**QCT or DDA Adjustment:</b>	130%	100%	100%	100%
<b>Total Adjusted Eligible Basis:</b>	\$31,851,375			
Applicable Fraction:	100%	100%	100%	100%
<b>Qualified Basis:</b>	\$31,851,375			
<b>Total Qualified Basis:</b>	\$31,851,375			

\*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

\*\*130% boost if the building(s) is/are located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

#### B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
<b>Qualified Basis:</b>	\$31,851,375	
<b>***Applicable Percentage:</b>	3.24%	3.24%
<b>Subtotal Annual Federal Credit:</b>	\$1,031,985	
<b>Total Combined Annual Federal Credit:</b>	\$1,031,985	

\*\*\*Applicants are required to use these percentages in calculating credit at the application stage.

## Federal Credit

### C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$29,366,463
Permanent Financing	\$20,371,260
Funding Gap	\$8,995,203
Federal Tax Credit Factor	\$0.87164

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$10,319,850
Annual Federal Credit Necessary for Feasibility	\$1,031,985
Maximum Annual Federal Credits	\$1,031,985
Equity Raised From Federal Credit	\$8,995,203

Remaining Funding Gap	
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## \$500M State Credit

### D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$24,501,058	
New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit		
Factor Amount	30%	30%
Maximum Total State Credit	\$7,350,317	\$0

### E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
<u>State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects.</u>	

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

## Ranking - \$500M State Credit Applications

### F. Ranking System for \$500M State Credit Applications

State Tax Credit per Tax Credit Unit	
Tax Credit Unit per State Tax Credit	#DIV/0!

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$392,196	\$402,001	\$412,051	\$422,352	\$432,911	\$443,734	\$454,827	\$466,198	\$477,853	\$489,799	\$502,044	\$514,595	\$527,460	\$540,647	\$554,163
Less Vacancy	10.00%	-39,220	-40,200	-41,205	-42,235	-43,291	-44,373	-45,483	-46,620	-47,785	-48,980	-50,204	-51,460	-52,746	-54,065	-55,416
Rental Subsidy	1.025	446,796	457,966	469,415	481,150	493,179	505,509	518,146	531,100	544,378	557,987	571,937	586,235	600,891	615,913	631,311
Less Vacancy	10.00%	-44,680	-45,797	-46,942	-48,115	-49,318	-50,551	-51,815	-53,110	-54,438	-55,799	-57,194	-58,624	-60,089	-61,591	-63,131
Miscellaneous Income	1.025	2,580	2,645	2,711	2,778	2,848	2,919	2,992	3,067	3,143	3,222	3,303	3,385	3,470	3,557	3,645
Less Vacancy	10.00%	-258	-264	-271	-278	-285	-292	-299	-307	-314	-322	-330	-339	-347	-356	-365
Total Revenue		\$757,415	\$776,350	\$795,759	\$815,653	\$836,044	\$856,945	\$878,369	\$900,328	\$922,836	\$945,907	\$969,555	\$993,794	\$1,018,639	\$1,044,105	\$1,070,207
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$24,500	\$25,358	\$26,245	\$27,164	\$28,114	\$29,098	\$30,117	\$31,171	\$32,262	\$33,391	\$34,560	\$35,769	\$37,021	\$38,317	\$39,658
Management		28,380	29,373	30,401	31,465	32,567	33,707	34,886	36,107	37,371	38,679	40,033	41,434	42,884	44,385	45,939
Utilities		54,500	56,408	58,382	60,425	62,540	64,729	66,994	69,339	71,766	74,278	76,878	79,568	82,353	85,236	88,219
Payroll & Payroll Taxes		100,100	103,604	107,230	110,983	114,867	118,887	123,048	127,355	131,813	136,426	141,201	146,143	151,258	156,552	162,031
Insurance		30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561
Maintenance		103,250	106,864	110,604	114,475	118,482	122,629	126,921	131,363	135,961	140,719	145,644	150,742	156,018	161,478	167,130
Business License		500	518	536	554	574	594	615	636	658	681	705	730	756	782	809
Total Operating Expenses		\$341,230	\$353,173	\$365,534	\$378,328	\$391,569	\$405,274	\$419,459	\$434,140	\$449,335	\$465,061	\$481,339	\$498,185	\$515,622	\$533,669	\$552,347
Transit Pass/Tenant Internet Exper	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	50,000	51,750	53,561	55,436	57,376	59,384	61,463	63,614	65,840	68,145	70,530	72,998	75,553	78,198	80,935
Replacement Reserve		21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500
Real Estate Taxes	1.020	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973	5,073	5,174	5,278
Other: Bond Issuer	1.000	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313	18,313
Other : HCD Loan Monitoring	1.000	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204	15,204
Total Expenses		\$450,247	\$464,020	\$478,274	\$493,026	\$508,292	\$524,092	\$540,443	\$557,366	\$574,879	\$593,004	\$611,762	\$631,174	\$651,265	\$672,058	\$693,577
Cash Flow Prior to Debt Service		\$307,168	\$312,330	\$317,485	\$322,627	\$327,752	\$332,853	\$337,926	\$342,963	\$347,958	\$352,904	\$357,793	\$362,619	\$367,373	\$372,047	\$376,631
MUST PAY DEBT SERVICE																
California Bank & Trust		268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536	268,536
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536	\$268,536
Cash Flow After Debt Service		\$38,632	\$43,795	\$48,949	\$54,092	\$59,216	\$64,318	\$69,390	\$74,427	\$79,422	\$84,368	\$89,258	\$94,084	\$98,838	\$103,511	\$108,095
Percent of Gross Revenue		4.59%	5.08%	5.54%	5.97%	6.37%	6.75%	7.11%	7.44%	7.75%	8.03%	8.29%	8.52%	8.73%	8.92%	9.09%
25% Debt Service Test		14.39%	16.31%	18.23%	20.14%	22.05%	23.95%	25.84%	27.72%	29.58%	31.42%	33.24%	35.04%	36.81%	38.55%	40.25%
Debt Coverage Ratio		1.144	1.163	1.182	1.201	1.221	1.240	1.258	1.277	1.296	1.314	1.332	1.350	1.368	1.385	1.403
OTHER FEES**																
GP Partnership Management Fee	1.030	\$10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126
LP Asset Management Fee	1.030	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563
Incentive Management Fee																
Total Other Fees		15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	20,764	21,386	22,028	22,689
Remaining Cash Flow		\$23,632	\$28,345	\$33,036	\$37,701	\$42,334	\$46,929	\$51,479	\$55,979	\$60,420	\$64,796	\$69,099	\$73,320	\$77,451	\$81,483	\$85,406
Deferred Developer Fee**	\$381,260	\$23,632	\$28,345	\$33,036	\$37,701	\$42,334	\$46,929	\$51,479	\$55,979	\$60,420	\$1,405	\$0	\$0	\$0	\$0	\$0
Residual or Soft Debt Payments**																
HCD MHP	10.6%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,714	\$7,318	\$7,765	\$8,203	\$8,630	\$9,045
HCIDLA - HHH	23.9%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,134	\$16,496	\$17,504	\$18,490	\$19,453	\$20,390
LA County - No Place Like Home	14.2%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,032	\$9,845	\$10,447	\$11,035	\$11,610	\$12,169
City of Los Angeles - Land Loan	1.3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816	\$890	\$944	\$997	\$1,049	\$1,099

\*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

\*\*Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.**